

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL WORK SESSION

April 22, 2014

6:30 PM

Addison Town Hall, 5300 Belt Line Rd., Dallas, TX 75254

6:30 PM Work Session | 7:30 PM Regular Meeting

Present: Arfsten; Clemens; DeFrancisco; Gunther; Meier; Resnik

Absent: Moore

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL REGULAR MEETING

April 22, 2014

6:30 PM

Addison Town Hall, 5300 Belt Line Rd., Dallas, TX 75254

6:30 PM Work Session | 7:30 PM Regular Agenda

Posted by: Matthew McCombs, April 18, 2014, 5:00pm

Present: Arfsten; Clemens; DeFrancisco; Gunther; Meier; Moore; Resnik

WORK SESSION

WS1 Discussion regarding current staffing levels for the Addison jail.

Ron Davis, Chief of Police, and Paul Spencer, Police Captain, presented and discussed the current staffing levels for the Addison Jail.

WS2 Presentation and discussion regarding an update on the Town of Addison's Website Redesign Project.

Chris Terry, Assistant City Manager, Carrie Rice, Director of Communications and Marketing, and Hamid Khaleghipour, Director of Information Technology presented and discussed the Town of Addison's Website Redesign Project.

REGULAR MEETING

Pledge of Allegiance

Announcements and Acknowledgements regarding Town and Council Events and Activities

Discussion of Events/Meetings

Consent Agenda.

R2a Approval of the Minutes for the April 8, 2014 Work Session and Regular Council Meeting.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted, with the exception of item R2c and item R2d,

Seconded by Arfsten

Voting AYE: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Passed

R2b Approval of the Minutes for the April 14, 2014 Work Session and Special Council Meeting.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted, with the exception of item R2c and item R2d,
Seconded by Arfsten

Voting AYE: Arfsten, Clemens, DeFrancisco, Gunther, Meier,
Moore, Resnik

Passed

R2c Approval of a contract with SDB Contract Services for tenant improvements and construction finish-out at Office in the Park “TreeHouse” in an amount not to exceed \$250,000.

RECOMMENDATION:

Administration recommends approval.

Mayor Meier pulled item R2c from the consent agenda.

Orlando Campos, Director of Economic Development, spoke regarding this item.

Motion made by Meier to approve, as submitted,
Seconded by Arfsten

Voting AYE: Arfsten, Clemens, DeFrancisco, Gunther, Meier,
Moore, Resnik

Passed

R2d Approval of a resolution authorizing the Town to designate representatives who can transact business with the Local Government Investment Cooperative.

RECOMMENDATION:

Administration recommends approval.

Mayor Meier pulled item R2d from the consent agenda.

Caitlan Smelley, Management Analyst, spoke regarding this item.

Motion made by Meier to approve, as submitted,
Seconded by Resnik

Voting AYE: Arfsten, Clemens, DeFrancisco, Gunther, Meier,
Moore, Resnik

Passed

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- R2e Approval of a Wholesale Wastewater Contract between the City of Dallas and the Town for the purchase of wholesale wastewater services from Dallas and authorizing the City Manager to execute the Contract.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted, with the exception of item R2c and item R2d,

Seconded by Arfsten

Voting AYE: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Passed

Regular Items

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- R3 Discussion, consider and take action regarding appointment of a member to the Board of Zoning Adjustment.

Council Member Arfsten recommended the appointment of Lynn Stofer to the Board of Zoning Adjustment.

Motion made by Arfsten to approve Lynn Stofer's appointment,
Seconded by DeFrancisco

Voting AYE: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Passed

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- R4 Discussion regarding the assignment of Council Member Arfsten to the North Central Texas Council of Governments' Emergency Preparedness Council as an advisory board member.

Lea Dunn, City Manager, spoke and recognized the assignment of Council Member Arfsten to the North Central Texas Council of Governments' Emergency Preparedness Council as an advisory board member.

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- R5 Discussion and update regarding Town of Addison May 10, 2014 General Election processes and procedures.

Matt McCombs, Assistant to the City Manager, and Lea Dunn, City Manager, spoke regarding this item.

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- R6 Presentation, discussion, consider and take action to approve an Inter-Local Agreement between the Town of Addison, City of Carrollton, City of Coppell, City of Farmers Branch and the North Texas Emergency Communications Center, LGC that will authorize the North Texas Emergency Communications Center to sign a lease agreement with CyrusOne, located at 1649 West Frankford Road, Carrollton, Texas 75007, for consolidated dispatch center purposes, and authorizing the City Manager to sign the Agreement.

RECOMMENDATION:

Administration recommends approval.

Paul Spencer, Police Captain, and Lea Dunn, City Manager, spoke regarding this item.

Motion made by DeFrancisco to approve, as submitted,
Seconded by Gunther

Voting AYE: Arfsten, Clemens, DeFrancisco, Gunther, Meier,
Moore, Resnik

Passed

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- R7 Discussion, consider and take action regarding an agreement between the Town and Gradient Solutions Corporation, in an amount not to exceed \$31,000, to provide financial consulting services by performing a review and assessment of the Town's processes of risk identification and control monitoring, including a review of processes to assess business risks, a review of management systems and internal controls, including debt, investments, budget, internal financial reporting, payroll, cash handling, and purchasing card program, a review of audits, and to develop plans and recommend any corrective actions.

Mayor Meier also read item R8 and combined item R7 and item R8.

Larry Kanter of Kanter Financial Forensics spoke regarding item R8 and Wayne Usry of Gradient Solutions spoke regarding this item.

Mayor Meier made a motion to proceed with an agreement with

Kanter Financial Forensics with the option to proceed with Gradient Solutions once the initial review by Kanter Financial Forensics is completed.

Council Member DeFrancisco noted to Council to make an effort to include the City Manager in all of the meetings conducted with Kanter Financial Forensics in order to initiate a collaborative effort.

Motion made by Meier

Seconded by Moore

Voting AYE: Arfsten, Clemens, Meier, Moore, Resnik

NAY: DeFrancisco, Gunther

Passed

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- R8 Discussion, consider and take action regarding an agreement with Kanter Financial Forensics, LLC, in the amount of \$12,000 plus expenses, for consulting services to perform a review of the Town's current financial and accounting practices (operations, policies, procedures, and internal control) and to evaluate potential changes to those practices that are consistent with public finance best practices.

Mayor Meier combined item R7 and item R8.

Larry Kanter of Kanter Financial Forensics spoke regarding this item and Wayne Usry of Gradient Solutions spoke regarding item R7.

Mayor Meier made a motion to proceed with an agreement with Kanter Financial Forensics with the option to proceed with Gradient Solutions once the initial review by Kanter Financial Forensics is completed.

Council Member DeFrancisco noted to Council to make an effort to include the City Manager in all of the meetings conducted with Kanter Financial Forensics in order to initiate a collaborative effort.

Motion made by Meier

Seconded by Moore

Voting AYE: Arfsten, Clemens, Meier, Moore, Resnik

NAY: DeFrancisco, Gunther

Passed

- R9 Discussion regarding a status update and briefing on the Wind Turbine Energy System at the Surveyor Elevated Water Storage Tower.

Lea Dunn, City Manager, and Ron Davis, Chief of Police, spoke regarding this item.

Jim Salvitti with Landmark Structures also spoke regarding this item.

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- R10 Presentation, discussion, consider and take action consenting to proposed structural improvements by 6200 GP, LLC to their hangar located at 4550 Jimmy Doolittle Drive at Addison Airport.

RECOMMENDATION:

Administration recommends approval.

Lisa Pyles, Director of Infrastructure Operations and Services, spoke regarding this item.

Motion made by Clemens to approve, as submitted,
Seconded by Arfsten

Voting AYE: Arfsten, Clemens, DeFrancisco, Gunther, Meier,
Moore, Resnik

Passed

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- R11 Presentation, discussion, consider and take action awarding a contract to Trumble Construction, Inc., and authorizing the City Manager to enter into a contract with Trumble for roof repairs for certain city-owned facilities at Addison Airport, for an amount not to exceed \$127,165.

RECOMMENDATION:

Administration recommends approval.

Lisa Pyles, Director of Infrastructure Operations and Services, spoke regarding this item.

Motion made by Clemens to approve, as submitted,
Seconded by Resnik

Voting AYE: Arfsten, Clemens, DeFrancisco, Gunther, Meier,
Moore, Resnik

Passed

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- R12 Presentation, discussion, consider and take action to (i) approve an agreement for a corporate hangar development that will be subject to a long-term ground lease at Addison Airport by and between the Town of Addison, as Landlord and Sky B&B, LLC, a Texas limited liability company, as Tenant ("Sky"), (ii) approve a Non-Public Fuel Dispensing License Agreement at Addison Airport between the Town, as Licensor, and Sky, as Licensee, (iii) authorize the expenditure of Utility, Stormwater, and Airport Fund monies for the relocation of city and franchise utilities at Addison Airport to include water, sanitary sewer, gas and electric for an estimated cost of \$255,000, and (iv) approve a ground lease agreement at Addison Airport between the Town, as Landlord, and Sky, as Tenant, regarding the construction and use of a temporary shelter for Sky's aircraft.

RECOMMENDATION:

Administration recommends approval.

Lisa Pyles, Director of Infrastructure Operations and Services, and Bill Dyer, Airport Real Estate Manager, spoke regarding this item.

Motion made by Resnik to approve, subject to final approval and review of the City Manager and City Attorney.

Seconded by Clemens

Voting AYE: Arfsten, Clemens, DeFrancisco, Gunther, Meier, Moore, Resnik

Passed

Executive Session

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- ES1 Closed (Executive) session of the Addison City Council pursuant to Section 551.087, Texas Government Code, to discuss or deliberate regarding commercial or financial information that the City Council has received from a business prospect or business prospects that the City Council seeks to have locate, stay, or expand in or near the territory of the Town of Addison and with which the City Council is conducting economic development negotiations, and/or to deliberate the offer of a financial or other incentive to such business prospect or business prospects.

Executive Session item ES1 was pulled.

Regular Items Continued

- R13 Discussion, consider, and take action regarding a business prospect or business prospects that the City Council seeks to have locate, stay, or expand in or near the territory of the Town of Addison and with which the City Council is conducting economic development negotiations, and/or regarding the offer of a financial or other incentive to such business prospect or business prospects.

The regular item R12 was pulled and no action was taken.

Adjourn Meeting

Mayor-Todd Meier

Attest:

City Secretary-Matthew McCombs